

CITY OF MIDDLEBURG HEIGHTS, OHIO

SPECIAL MEETING
JULY 26, 2023

The Council of the City of Middleburg Heights, Ohio met in the Council Chambers at City Hall on Tuesday, July 26, 2023 for the purpose of conducting a SPECIAL MEETING. President of Council David Bortolotto called the meeting to order at 8:00 a.m.

PRESENT:	Matthew Castelli	Mayor
	David Bortolotto	President of Council
	Tim Ali	Councilman-At-Large
	Bill Meany	Councilman Ward 1
	Matthew McGregor	Councilman Ward 2
	Michael Ference	Councilman Ward 3
	Mary Ann Meola	Clerk of Council

STAFF ATTENDING:	Jason Stewart	Finance Director
	Jim Herron	Service Director
	Chuck Bichara	Economic Development Director
	Bob Downey	Executive Assistant

SPECIAL MEETING NOTICE

TO: ALL MEMBERS OF COUNCIL
MAYOR MATTHEW CASTELLI

A Special Meeting of Council has been called by Council President Bortolotto and Councilmen Meany and Ali to be held on Wednesday, July 26, 2023 at **8:00 a.m.** in the Council Chambers at City Hall, 15700 Bagley Road, Middleburg Heights, Ohio for the following purposes:

- Approve Regular Meeting Minutes of June 27, 2023, Public Hearing Minutes of June 27, 2023 and Executive Session Minutes of June 27, 2023
- A Resolution authorizing the mayor and finance director to enter into a contract with Reilly Sweeping, Inc.
- A Resolution authorizing the sale of equipment no longer needed for any municipal purpose
- A Resolution authorizing the sale of certain automobiles no longer needed for any municipal purpose
- A Resolution authorizing the mayor and finance director to enter into a contract with Mansfield Oil Company of Gainesville, Inc. for the furnishing of unleaded gasoline
- A Resolution authorizing the mayor and finance director to enter into a contract with Mansfield Oil Company of Gainesville, Inc. for the furnishing of diesel fuel
- A Resolution authorizing the mayor and finance director to enter into a contract with RMH Concrete and Foundation, Inc. for the 2023 Street Repair Program Phase 2 Pawnee Trail and Shelburne Drive

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- A Resolution authorizing the mayor and finance director to enter into a contract with Fabrizi Trucking & Paving Co., Inc. for the 2023 Abrams Creek Detention Basin Improvement Project – Basin 3
- An Ordinance to make supplemental appropriations for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2023
- Motion to approve the appointment of Mr. Stewart and Ms. Szymanski to the Tax Incentive Review Council

BY ORDER OF COUNCIL:

Motion by Mr. Ali to approve the minutes of the Regular Meeting of June 27, 2023, Public Hearing of June 27, 2023 and Executive Session of June 27, 2023. Seconded by Mr. Ference.

MINUTES
APPROVED

ROLL CALL: YEAS 5, NAYS 0, MINUTES APPROVED

Mr. Bortolotto introduced RESOLUTION NO. 2023-58, A Resolution authorizing the mayor and finance director to enter into a contract with Reilly Sweeping, Inc. and MOVED TO ADOPT. Seconded by Mr. McGregor.

RES. 2023-58
ADOPTED
CONTRACT:
REILLY
SWEEPING

Mr. Bortolotto said this legislation is for eight street sweepings for \$54,792.00.

Mr. Ference asked if eight sweepings is the same number that is done every year.

Mr. Herron said yes eight, and then special sweepings like Summer in the City, or occasionally there are issues in other areas where they are called out.

Mr. Bortolotto asked if this is the same price that we paid that last time.

Mr. Herron said the increase is approximately \$3,000-\$4,000.

Mr. Ali asked if Southwest Sweeping bid.

Mr. Herron said Sourcewell is a cooperative purchasing organization, much like what ODOT has for the purchase of salt, trucks, etc. He said it is a big national organization based in Minnesota, where you can buy services, vehicles, etc. Mr. Herron said Sourcewell does get great prices when they bid nationally for these services.

Mr. Ali asked if Sourcewell was cheaper than Southwest Sweeping, adding that Southwest Sweeping is located in North Royalton and wondered if they even knew about this.

Mr. Herron said we could bid it if we went through cooperative purchasing, but he said the last two times, Reilly Sweeping outbid Southwest Sweeping. He also said when we bid, it's another \$2,500 for legal advertising.

Mr. Stewart said the cooperative purchasing programs do a public bidding process. He said their process ended up with Reilly Sweeping winning the bid being the lowest and the best. Mr. Stewart said ORC allows us to cooperate with and enter the contracts they have already bid out.

Mr. Ali said he noticed last year on his streets, that water wasn't being used and the sweeping was being done dry. He felt a better job could have been done using more water.

Mr. Herron said Mr. Ali has a legitimate point and said that they talked to them about that.

Mr. McGregor said Southwest Sweeping in the past, used to try to fill up from the hydrants at the street and that muddied the water instead of going over to the service department where they should have filled up.

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1 Mayor Castelli wanted to make it clear that the cooperative agreement is a bidding
2 process, however, if a separate bidding process is wanted the next time and we don't
3 go with cooperative that is fine too to see what we get. He said this is an extensive
4 bidding process that goes even further than what our bidding process would go.

5 Mr. Bortolotto said he is comfortable using this process, and as Mr. Stewart said they
6 already go through a bidding process.

7 Mr. Ali said his only question is, was Southwest Sweeping aware of this, being in our
8 backyard. He said we have used them for so many years and they did a great job.

9 Mayor Castelli said we can look into that and see if they are part of that bid group.

10 Mr. Ali asked how difficult would it be to get a list of who bid on this.

11 Mr. Herron said not hard, if we can pull it off of the website we will pull it up.

12 Mr. Bortolotto made a recommendation for next year that this be put into committee,
13 to address these types of questions.

14 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-58 ADOPTED

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17 Mr. Bortolotto introduced RESOLUTION NO. 2023-59, A Resolution authorizing the
18 sale of equipment no longer needed for any municipal purpose and MOVED TO
19 ADOPT. Seconded by Mr. Ference.

20 Mr. Bortolotto said the city will be auctioning off miscellaneous equipment that is no
21 longer needed.

22 Mr. Ali asked what the difference was from this equipment going to GovDeals versus
23 the public auctions.

24 Mr. Stewart explained and said it is somewhat easier and potentially better prices
25 going through the Cleveland Public Auctions. He said it is a bigger net for someone to
26 bid on it, and the equipment can be seen in advance. Mr. Stewart said Manhein
27 Cleveland Public Auctions used to be the Greater Cleveland Auto Auction.

28 Mr. Herron said they have gotten really good prices on the police cars that were sold
29 over there. He said GovDeals is nice, but you tend to get bombarded with phone calls
30 too.

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33 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-59 ADOPTED

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35 Mr. Bortolotto introduced RESOLUTION NO. 2023-60, A Resolution authorizing the
36 sale of certain automobiles no longer needed for any municipal purpose and MOVED
37 TO ADOPT. Seconded by Mr. Meany.

38 Mr. Herron said these automobiles include a dump truck and two 2006 Ford Crown
39 Vic's.

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41 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-60 ADOPTED

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43 Mr. Bortolotto introduced RESOLUTION NO. 2023-61, A Resolution authorizing the
44 mayor and finance director to enter into a contract with Mansfield Oil Company of
45 Gainesville, Inc. for the furnishing of unleaded gasoline and MOVED TO ADOPT.
46 Seconded by Mr. McGregor.

47 Mr. Bortolotto said the city is going through Mansfield Oil Company of Gainesville
48 for the furnishing of unleaded gasoline.

49 Mr. Ali said he didn't see the price per gallon listed in the legislation.

50 Mr. Stewart said the price is a half a cent higher than our current contract for unleaded
51 and diesel fuel is three cents cheaper.

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53 Mr. Stewart said generally we have gone out to bid in the past. He said as Mr. Herron
54 stated, to go through the bidding process we are spending \$2,000 for legal advertising.
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RES. 2023-59
ADOPTED
SELL EQUIP-
MENT NO
LONGER NEEDED

RES. 2023-60
ADOPTED
SELL
AUTOMOBILES
NO LONGER
NEEDED

RES. 2023-61
ADOPTED
CONTRACT:
MANSFIELD
OIL
(UNLEADED
GASOLINE)

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1 Mr. Stewart said they have already gone through the bidding process with Sourcewell
2 and prices are relatively the same.

3 Mr. Ali said then in your professional opinion, the city is better off using Sourcewell.

4 Mr. Herron said yes, and said in the future he is going to talk to Brecksville with the
5 consortium we use for salt, adding that they work together on fuel so he is going to see
6 how that compares as well. He said there are six or seven cities that bid fuel together
7 with that consortium.

8 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-61 ADOPTED
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11 Mr. Bortolotto introduced RESOLUTION NO. 2023-62, A Resolution authorizing the
12 mayor and finance director to enter into a contract with Mansfield Oil Company of
13 Gainesville, Inc. for the furnishing of diesel fuel and MOVED TO ADOPT. Seconded
14 by Mr. McGregor.

15 Mr. Bortolotto said this is the same as the previous discussion for unleaded gasoline,
16 only it is diesel fuel.

17 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-62 ADOPTED
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RES. 2023-62
ADOPTED
CONTRACT:
MANSFIELD
OIL
(DIESEL
FUEL)

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20 Mr. Meany introduced RESOLUTION NO. 2023-63, A Resolution authorizing the
21 mayor and finance director to enter into a contract with RMH Concrete & Foundation,
22 Inc. for the 2023 Street Repair Program Phase 2 Pawnee Trail and Shelburne Drive
23 and MOVED TO ADOPT. Seconded by Mr. Ference.

24 Mr. Meany said the contract will be for the 2023 Street Repair Program Phase 2 for
25 Pawnee Trail and Shelburne Drive in the amount of \$683,132.20. He said Shelburne
26 is being redone from Delaware to Bennington and Pawnee is being redone from
27 Gerald to James.

28 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-63 ADOPTED
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RES. 2023-63
ADOPTED
CONTRACT:
RMH CONCRETE
(2023 STREET
REPAIR
PROGRAM -
PHASE 2)

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31 Mr. Meany introduced RESOLUTION NO. 2023-64, A Resolution authorizing the
32 mayor and finance director to enter into a contract with Fabrizi Trucking & Paving
33 Co., Inc. for the 2023 Abrams Creek Detention Basin Improvement Project - Basin 3
34 and MOVED TO ADOPT. Seconded by Mr. Ference.

35 Mr. Meany said this contract will be to award Fabrizi Trucking & Paving Company
36 for the 2023 Abrams Creek Detention Basin Improvement Project for Basin 3 in the
37 amount of \$1,055,840.00.

38 Mr. Ference asked if it was known as to when Fabrizi will start on this project.

39 Mr. Herron said no, but he was sure it will be started as soon as possible. He said he
40 will have an update once the city has the pre-construction meeting with them.

41 Mr. Ali asked how many bids were received for this project.

42 Mr. Stewart said five or six.

43 Mr. Ali said he was glad a local one won.

44 Mr. Bortolotto said not only are they local, but they are really good. He said Fabrizi
45 does top notch work.

46 Mayor Castelli said they need to understand in getting this bid that we want this
47 started in late summer or early fall. Mayor Castelli anyone bidding on this project
48 understood that the work was to be done immediately. He asked Mr. Herron to let him
49 know when the pre-construction meeting is being held, as he would like to attend.

50 ROLL CALL: YEAS 5, NAYS 0, RESOLUTION NO. 2023-64 ADOPTED
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53 Mayor Castelli introduced ORDINANCE NO. 2023-65, An Ordinance to make
54 supplemental appropriations for current expenditures and expenses for the City of
55 Middleburg Heights for the calendar year 2023. On behalf of the mayor, Mr.
56 Bortolotto moved for suspension of Charter Section 4.10 (5 day delivery requirement)
57 & Council Rule 3 (24 hour agenda requirement). Seconded by Mr. McGregor.

58 ROLL CALL: YEAS 5, NAYS 0, RULES SUSPENDED
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ORD. 2023-65
ADOPTED
SUPPLEMENTAL
APPROPRIATIONS

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On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Ference.

Mayor Castelli said this ordinance is to make supplemental appropriations for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2023 in the amount of \$40,000. He said as you know, we have been working with Mackay Engineering and R2O, the storm water management consultant, over the last couple of years. Mayor Castelli said this consulting group did the comprehensive analysis of our city years a few years ago, identifying four of the main flooding areas, but said there are actually five if you include Big Creek Parkway. He said a lot of work was already done on Big Creek Parkway, so they went through the rest of the city and identified those additional main focuses when we have high rain events. Mayor Castelli said plans are in place for three of those areas already, and this would be the last area that we would like to get more details on. He said they want to add some flow monitoring so we can get additional analysis that can help us decide what needs to be done. Mayor Castelli said the main focus is going to be on the Elderdale/Farnum area, but we are also going to cast a wider net looking at some additional areas in the city with this supplemental. He said we were going to present this in September, but thought it made sense to move this up so we can get started a little earlier.

Mr. Ali thanked the mayor for taking charge, helping everybody out. He said every one of them was bombarded on Thursday. Mr. Ali said he was on the phone until midnight, which was exhausting. He said he couldn't believe how high the water was, adding that it wasn't only Middleburg Heights, it was everywhere.

Mayor Castelli said he has the rainfall statistics from the Regional Sewer District from that storm. He said usually we talk about a 100-year rain event that we get concerned about, adding that we had a 200-year rain event for a 30 minute period of time. Mayor Castelli said we are on our way already on a variety of implementation plans that we have in place for flooding initiatives and look forward to expanding that.

Mr. Herron asked if the mayor wanted to talk about Indian Creek.

Mayor Castelli said Indian Creek is one of the main flooding areas, and said the city has been working on getting grants. He said we were selected as one of the potential projects for Max Miller's district. Mayor Castelli said at this point in time, the house has approved a \$1.25 million dollar grant for Indian Creek. He said this has to get through the senate process, before a bill is signed. Mayor Castelli said at this point, it looks very promising. He said if we get that grant, we will be able to move forward in 2024. Mayor Castelli said he appreciated Mr. Ali's help. He said the sewer district also expanded the amount of money that they were giving us for Indian Creek, and he said that was approximately \$2.2 million dollars. Mayor Castelli said a lot of analysis is being done with the county for Belmeadow. He said we are looking to line a portion of the sewers in that region this year, and will finish all of the lining next year. Mayor Castelli said then some flow monitoring devices will be installed for a couple months to see how the lining has impacted that area, which will determine what type of relief sewer would be needed, the size of it, or if one is needed at all. He said they suspect that a smaller relief sewer will be needed after this work is done, which would be done the following year. Mayor Castelli said the good news is that we have a lot of projects in the works, we are moving forward and hope to get these things done as soon as possible before those next storms.

Mr. Ference said when you get a storm like we had last Thursday, the whole city becomes a flood area. He said we have talked about a few other places, like Old Pleasant Valley and said now he is getting a lot of complaints from Smith Road. Mr. Ference said going forward, perhaps this is something we could put on the agenda for Mackay and R2O to look at what should be done there.

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3 Mayor Castelli said in addition this, we have Mackay Engineering and our
4 superintendent meeting individually at households to try and figure out what is
5 happening at their particular house. He said sometimes, it may not be a whole region
6 or area that is impacted. Mayor Castelli said R20 was focusing on the larger regions
7 and Mackay and our superintendent focusing on the smaller ones. He said in many of
8 those cases, there are some things that need to be done at the individual homes as well.
9 Mr. Ference said he has been telling residents as they call in, the importance of
10 reporting these things.

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12 Mayor Castelli said the information is important, we need information from the
13 residents to make sure we are following up.

14 ROLL CALL: YEAS 5, NAYS 0, ORDINANCE NO. 2023-65 ADOPTED.

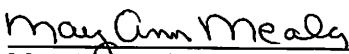
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16 Motion by Mr. Bortolotto to confirm the appointments of Amy Szymanski and Jason
17 Stewart to serve on the Tax Incentive Review Council. Seconded by Mr. Ference.

18 ROLL CALL: YEAS 5, NAYS 0, MOTION APPROVED

MOTION 2023-27
APPOINTMENTS:
TAX INCENTIVE
REVIEW COUNCIL
(AMY SZYMANSKI
AND JASON
STEWART)

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22 There being no further business, Mr. Bortolotto made a motion to adjourn. Seconded
23 by Mr. Ali. Mr. Bortolotto adjourned the meeting at 8:30 a.m.

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28 David Bortolotto
29 President of Council

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34 Mary Ann Meola
35 Clerk of Council
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